

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61316</b>
Petitioner: <b>DIAMOND SHAMROCK STATIONS INC.,</b>  v. Respondent: <b>EL PASO COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 65133-00-008**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$223,988**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 15th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



2013 FEB -8 AM 9:38

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 61316  
Single County Schedule Number: 65133-00-008

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STIPULATION (As to Tax Year 2012 Actual Value)

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DIAMOND SHAMROCK STATIONS INC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

LENGTHY - SEE ATTACHED

2. The subject property is classified as COMMERCIAL property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land:	\$186,052.00
Improvements:	\$126,112.00
Total:	\$312,164.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land:	\$186,052.00
Improvements:	\$126,112.00
Total:	\$312,164.00

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Land:	\$186,052.00
Improvements:	\$37,936.00
Total:	\$223,988.00

6. The valuation, as established above, shall be binding only with respect to tax year 2012.

7. Brief narrative as to why the reduction was made:

FUNCTIONAL OBSOLESCENCE AND REMAINING ECONOMIC LIFE CONTRIBUTED TO THE DOWNWARD ADJUSTMENT.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 3, 2013 at 8:30 A.M. be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7TH day of FEBRUARY

x Kristen Wiehe  
Petitioner(s)  
By: KRISTEN WIEHE

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
POPP HUTCHESON PLLC  
1301 S. MOPAC, SUITE 430  
AUSTIN, TEXAS 78746

Telephone: (512) 473-2661

Address: 200 S. Cascade Ave. Ste. 150  
Colorado Springs, CO 80903-2208

Telephone: (719) 520-6485

[Signature]

County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 61316  
StipCnty.mst

Single Schedule No.

## ASSESSOR PROPERTY APPRAISAL INFORMATION EL PASO COUNTY

Parcel No: 65133-00-008

Master Parcel No:

**Owner:** DIAMOND SHAMROCK STATIONS INC  
C/O VALERO ENERGY CORP  
ATTN AD VALOREM TAX DEPT  
PO BOX 690110  
SAN ANTONIO, TX 78269-0110

**Location:** 6480 HIGHWAY 85-87

**Legal Description:** TRACT IN SW4 OF SEC 13-15-66 AS FOLS, BEG AT INTSEC OF SWLY R/W LN OF HWY 85-87 WITH S LN OF SEC 13 TH NWLY ON SD R/W LN 200 FT ANG L 90< SWLY 125 FT ANG L 90< SELY PARA WITH SD R/W LN TO INTSEC S LN OF SD SEC, TH ELY ON SD S LN TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
DEP	74.100	219	0	

<u>Year Built</u>	<u>Base-Ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:				2112	19688SF	53960	186052	7/12
Imp:	1970	1	0	0M	1286	36570	126112	7/12
<b>Totals:</b>						90530	312164	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc Fee</u>	<u>Sale Code</u>	<u># Parcels</u>
	06/01/1986		8.75		0

**Taxing Entities**

	<u>Mill Rate</u>
EL PASO COUNTY	7.663
CITY OF FOUNTAIN	10.239
WIDEFIELD SCHOOL NO 3	49.307
SECURITY WATER	5.947
SOUTHEASTERN COLO WATER CONSERVANCY	0.944
EL PASO COUNTY CONSERVATION	

2012 Tax Rate: 74.100 mills

Mark Lowderman  
Assessor, El Paso County

Please note that appraisal records are subject to change without notification.

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